Symonds & Sampson

2 Oakery Court

Poundbury, Dorchester, Dorset

2 Oakery Court

Poundbury, Dorchester
Dorset, DT1 3TF

A well-presented one-bedroom first floor apartment, forming part of an attractive building with allocated parking, conveniently situated close to Queen Mother Square.

1 1 1

- Sitting/dining room with attractive feature window
- Modern fitted kitchen
- Allocated parking
- No forward chain
- Close to Queen Mother Square
- Lease of 250 years with a remaining 219 years
- Annual service charge £1,315.89

Guide Price £160,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk

THE PROPERTY

Accessed via a communal entrance hall with stairs rising to all floors, this first floor apartment offers well-proportioned accommodation throughout.

The entrance hall leads to a delightful sitting/dining room featuring a large, attractive window, together with an airing cupboard and a useful storage cupboard. The kitchen is fitted with a range of matching wall and base units with under-pelmet and over-cupboard lighting, complemented by work surfaces incorporating an inset sink and drainer. Integrated appliances include an electric oven and grill, gas hob with extractor hood over, and a washer/dryer.

The double bedroom enjoys a sash window overlooking the rear of the building, while the bathroom is fitted with a panelled bath with shower over, wash hand basin and WC.

OUTSIDE

Outside, the property benefits from an allocated parking space within the communal car park, together with access to a communal recycling store.

SITUATION

The property is situated close to Queen Mother Square, which provides a good range of amenities including Waitrose, a public house and hotel, butcher, Luxury Monart Spa, garden centre, wine merchant, cafes and restaurants, and bus stop with frequent services into town and beyond. Poundbury, designed to be an integrated community, provides a variety of independent businesses, including hairdressers and beauty salons, boutiques, coffee houses and bistros, public houses, homeware stores, opticians, solicitors, accountants, and Post Office. Services also include doctor's surgeries, dental practices, a veterinary practice, church and local hall facilities, many public green spaces, children's play areas, and Damers First School, along with various specialist outlets.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardye School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property giving access from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with sandy beaches and water sports along the coast of Weymouth/Portland.

DIRECTIONS

what3words///excellent.shutting.months

SERVICES

All main services are connected.
Gas fired central heating.

Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (https://www.ofcom.org.uk)

Council Tax Band: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Our sellers have informed us that the property is on a 250-year lease with currently 219 years remaining.
Annual service charge £1,315.89 per annum

Management Company: Temple Hill Management, Dorchester.

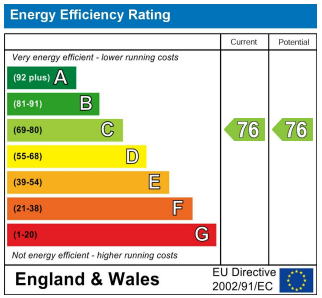
Manco charge 3: We are advised that a sum of £240 per annum is payable to the Poundbury Estate Company.

Photographs were taken in July 2026.

Oakery Court, Poundbury, Dorchester

Approximate Area = 514 sq ft / 47.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1498378

Poundbury/PGS/05.08.2026

01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.